

ORDER RECEIVED FOR FILING


DATE November 19, 1981
BY John M. H. Jones
Administrative Services Division

Pursuant to the advertisement, posting of property, and public hearing on the Petition and it appearing that strict compliance with the Baltimore County Zoning Regulations would result in practical difficulty and unreasonable hardship upon the Petitioner(s) and the granting of the variance(s) requested will not adversely affect the health, safety, and general welfare of the community, the variance(s) should ~~be~~ granted.

Therefore, IF IS ORDERED by the Deputy Zoning Commissioner of Baltimore County, that the herein Petition for Variance(s) to permit accessory structures in the front and side yards in lieu of the required rear yard, in accordance with the site plan prepared by McKee, DuVal & Associates, Inc., dated July 14, 1981, should be and the same is GRANTED, from and after the date of

Order, subject, however, to the approval of the aforementioned site plan by the Department of Public Works and the Office of Planning and Zoning.

John M. H. Jones
Deputy Zoning Commissioner of
Baltimore County


baltimore county
department of traffic engineering
TOWSON, MARYLAND 21204
(301) 494-3550

STEPHEN E. COLLINS
DIRECTOR

October 20, 1981

Mr. William E. Hammond
Zoning Commissioner
County Office Building
Towson, Maryland 21204


Re: ZAC Meeting of September 29, 1981

Dear Mr. Hammond:

The Department of Traffic Engineering has no comment for items number 63, 65 and 66.

Michael S. Flanagan
Traffic Engineering Associate II

MSF/r1j


BALTIMORE COUNTY
DEPARTMENT OF HEALTH
TOWSON, MARYLAND 21204

DONALD J. ROOP, M.D., M.P.H.
DEPUTY STATE & COUNTY HEALTH OFFICER

October 15, 1981

Mr. William E. Hammond, Zoning Commissioner
Office of Planning and Zoning
County Office Building
Towson, Maryland 21204

Dear Mr. Hammond:

Comments on Item 66, Zoning Advisory Committee Meeting of September 29, 1981, are as follows:

Property Owner: Richard F. Mulligan
Location: S/S Seminary Avenue 550' W. of Tally-Ho Road
Existing Zoning: D.R. 2
Proposed Zoning: Variance to allow an accessory structure in the front yard in lieu of the required rear yard.
Acres: 2.088
District: 8th

The dwelling is presently served by public sewer and a drilled well located in an underground pit adjacent to the dwelling. At the time of inspection, water was observed in the pit, creating a potential hazard to the water supply should the surface water gain access to the well.

To eliminate this hazard, a sump pump should be installed in the well pit immediately.

The proposed location of the pool and bathhouse will not interfere with the location of the well.

Very truly yours,

Jan J. Forrest
Director
BUREAU OF ENVIRONMENTAL SERVICES

BHS/mgt

BALTIMORE COUNTY, MARYLAND


INTER-OFFICE CORRESPONDENCE

TO: Nick Commodari Date: October 29, 1981
FROM: Charles E. (Ted) Burnham
SUBJECT: Zoning Advisory Committee Meeting of September 29, 1981

ITEM NO. 58 Revised
ITEM NO. 63 See Comments
ITEM NO. 64 See Comments
ITEM NO. 65 See Comments
ITEM NO. 66 Standard Comments

Charles E. Burnham
Charles E. Burnham
Plans Review Chief

CEB:rrj


BALTIMORE COUNTY
FIRE DEPARTMENT
TOWSON, MARYLAND 21204
825-7010

PAUL H. REINCKE
CHIEF

October 9, 1981

Mr. William Hammond
Zoning Commissioner
Office of Planning and Zoning
Baltimore County Office Building
Towson, Maryland 21204

Attention: Nick Commodari, Chairman
Zoning Plans Advisory Committee

RE: Property Owner: Richard F. Mulligan

Location: S/S Seminary Avenue 550' W. of Tally-Ho Road

Item No.: 66 Zoning Agenda: Meeting of September 23, 1981

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "X" are applicable and required to be corrected or incorporated into the final plans for the property.

() 1. Fire hydrants for the referenced property are required and shall be located at intervals of _____ feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.

() 2. A second means of vehicle access is required for the site.

() 3. The vehicle dead end condition shown at _____

EXCEEDS the maximum allowed by the Fire Department.

() 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation.

() 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1976 Edition prior to occupancy.

() 6. Site plans are approved, as drawn.

(X) 7. The Fire Prevention Bureau has no comments at this time.

REVIEWED BY: George M. H. Jones Noted and Approved: George M. H. Jones
Planning Group Fire Prevention Bureau
Special Inspection Division

JK/mb/cm

BALTIMORE COUNTY PUBLIC SCHOOLS

Robert Y. Dubel, Superintendent

Towson, Maryland - 21204

Date: 9/23/81

Mr. William E. Hammond
Zoning Commissioner
Baltimore County Office Building
1111 West Chesapeake Avenue
Towson, Maryland 21204

Z.A.C. Meeting of: 9/29/81

RE: Item No: 63, 64, 65, 66
Property Owner:
Location:
Present Zoning:
Proposed Zoning:

District:
No. Acres:

Dear Mr. Hammond:

No bearing on student population.

Very truly yours,

Frank A. LaFalce
Frank A. LaFalce, Jr.
Department of Planning

WNP/bp

9/23/81
day long
service

LAW OFFICES

COOK, HOWARD, DOWNES & TRACY

A PROFESSIONAL ASSOCIATION
210 ALLEGANY AVENUE
P.O. BOX 1517
TOWSON, MARYLAND 21204

September 17, 1981

William E. Hammond, Zoning Commissioner
Baltimore County Office of
Planning and Zoning
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

Re: Petition for Variance
Item No. 63
Petitioner - Richard F. Mulligan

Dear Mr. Hammond:

On September 16, 1981, a Variance Petition was submitted on behalf of Richard F. Mulligan in order to allow accessory structures to be located in the front yard rather than the rear yard location. The accessory structures in this case are a swimming pool and bathhouse, and it would be very helpful to the petitioner if the work could be underway before the weather turns too cold.

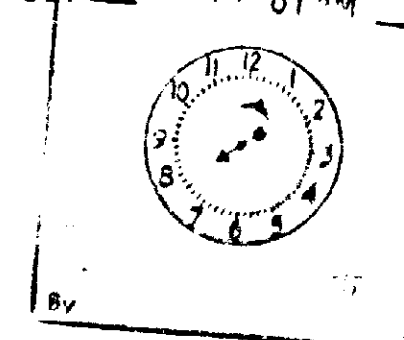
Due to the routine nature of this variance request, it would be most appreciated if this Petition could be expedited in some manner in order that the work may begin promptly.


Thank you for your kind attention to this matter. Please do not hesitate to call if you have any questions.

Very truly yours,

Frank A. LaFalce
Frank A. LaFalce, Jr.

FAL:reed
cc: Mr. Richard F. Mulligan




BALTIMORE COUNTY
DEPARTMENT OF PUBLIC WORKS
TOWSON, MARYLAND 21204

November 4, 1981

Mr. William E. Hammond
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Re: Item #66 (1981-1982)
Property Owner: Richard F. Mulligan
S/S Seminary Avenue 550' W. of Tally-Ho Road
Acres: 2.088 District: 8th

Dear Mr. Hammond:

The following comments are furnished in regard to the plat submitted to this office for review by the Zoning Advisory Committee in connection with the subject item.

General:

This property comprises parts of a tract of land shown as Parcel 56, Tax Map 60, (Parcels 1, 2 and 3, John L. and Polly T. Brownell, 5298-300).

Subdivision and resubdivision of property within Baltimore County is subject to Baltimore County Subdivision Regulations.

Highways:

Seminary Avenue (Md. 131) is a State Road; therefore, all improvements, intersections, entrances and drainage requirements as they affect the road come under the jurisdiction of the Maryland State Highway Administration. Any utility construction within the State road right-of-way will be subject to the standards, specifications and approval of the State in addition to those of Baltimore County.

Seminary Avenue is proposed to be further improved in the future, and become a County road, with a 50-foot closed section roadway.

Sediment Control:

Development of this property through stripping, grading and stabilization could result in a sediment pollution problem, damaging private and public holdings downstream of the property. A grading permit is, therefore, necessary for all grading, including the stripping of top soil.

Item #66 (1981-1982)
Property Owner: Richard F. Mulligan
Page 2
November 4, 1981

Storm Drains:

The Petitioner must provide necessary drainage facilities (temporary or permanent) to prevent creating any nuisances or damages to adjacent properties, especially by the concentration of surface waters. Correction of any problem which may result, due to improper grading or improper installation of drainage facilities, would be the full responsibility of the Petitioner.

Water and Sanitary Sewer:

There is a public 12-inch water main in Seminary Avenue, approximately 80 feet west of Tally-Ho Road (Drawing #67-0163, File 3).

This property is connected to public sanitary sewerage via Manhole 46777, see Drawing #75-0364, File 3.

This property is within the Baltimore County Metropolitan District and the Urban-Rural Demarcation Line. Baltimore County Water and Sewerage Plans W and S-16B, as amended, indicate respectively, "Existing Service" in the area.

Very truly yours,

Robert A. Morton
ROBERT A. MORTON, P.E., Chief
Bureau of Public Services

RFM:EAM:FWR:ss

cc: Jack Wimbley
George Wittman
Robert Powell

S-S2 Key Sheet
46 & 47 NW 8 & 9 Pos. Sheets
NW 12 B & C Topo
60 Tax Map

BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
TOWSON, MARYLAND 21204
494-3353
NORMAN L. GENDER
DIRECTOR

October 27, 1981

Mr. William Hammond, Zoning Commissioner
Zoning Advisory Committee
Office of Planning and Zoning
Baltimore County Office Building
Towson, Maryland 21204

Dear Mr. Hammond:

Comments on Item #66, Zoning Advisory Committee Meeting, September 29, 1981, are as follows:

Property Owner: Richard F. Mulligan
Location: S/S Seminary Avenue 550' W. of Tally-Ho Road
Acres: 2.088
District: 8th

This office has reviewed the subject petition and offers the following comments. These comments are not intended to indicate the appropriateness of the zoning in question, but are to assure that all parties are made aware of plans or problems with regard to development plans that may have a bearing on this petition.

This petition meets the requirements of the Division of Current Planning and Development.

Very truly yours,

John L. Wimbley
John L. Wimbley
Planner III
Current Planning and Development

JLW:th

BALTIMORE COUNTY
OFFICE OF PLANNING & ZONING
TOWSON, MARYLAND 21204
494-3353
WILLIAM F. HAMMOND
ZONING COMMISSIONER

November 15, 1981

John B. Howard, Esquire
210 Allegheny Avenue
Towson, Maryland 21204

RE: Petition for Variance
S/S of Seminary Ave., 550' W of Tally
Ho Rd. - 8th Election District
Richard F. Mulligan - Petitioner
NO. 82-125-A (Item No. 66)

Dear Mr. Howard:

I have this date passed my Order in the above captioned matter in accordance with the attached.

Very truly yours,

Jean M.H. Jung
JEAN M.H. JUNG
Deputy Zoning Commissioner

JMHJ/mc

Attachments

cc: Mr. William Hunt
4 Valley Wood Court
Timonium, Maryland 21093

John W. Hessian, III, Esquire
People's Counsel

John B. Howard, Esquire
210 Allegheny Avenue
Towson, MD 21204

October 17, 1981

NOTICE OF HEARING

RE: Petition for Variance
S/S Seminary Ave., 550' W of Tally Ho Rd.
Richard F. Mulligan - Petitioner
Case #82-125-A Item #66

TIME: 9:45 A.M.

DATE: Thursday, November 19, 1981

PLACE: ROOM 106 COUNTY OFFICE BUILDING, 111 W. CHESAPEAKE AVENUE,

TOWSON, MARYLAND

William E. Hammond
ZONING COMMISSIONER OF
BALTIMORE COUNTY

BALTIMORE COUNTY
OFFICE OF PLANNING & ZONING
TOWSON, MARYLAND 21204
494-3353

WILLIAM E. HAMMOND
ZONING COMMISSIONER

November 12, 1981

John B. Howard, Esquire
210 Allegheny Avenue
Towson, Maryland 21204

RE: Petition For Variance
S/S Seminary Ave., 550' W of Tally Ho Rd.
Richard F. Mulligan, - Petitioner
Case #82-125-A

Dear Mr. Howard:

This is to advise you that \$55.25 is due for advertising and posting of the above property.

Please make check payable to Baltimore County, Maryland, and remit to Karen Riegel, Room 113, County Office Building, Towson, Maryland 21204 before the hearing.

Very truly yours,

William E. Hammond
WILLIAM E. HAMMOND
Zoning Commissioner

WEH:klr

PETITION FOR VARIANCE

8th DISTRICT

ZONING: Petition for Variance
LOCATION: South side of Seminary Avenue, 550 ft West of Tally Ho Road
DATE & TIME: Thursday, November 19, 1981 at 9:45 A.M.
PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Ave., Towson, Maryland

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing

Petition for Variance to allow accessory structures in front and side yard rather than required rear yard

The Zoning Regulation to be excepted as follows:

Section 400.1 - Location of Accessory Structures

All that parcel of land in the Eighth District of Baltimore County

Beir, the property of Richard F. Mulligan, as shown on plat plan filed with the Zoning Department

Hearing Date: Thursday, November 19, 1981, at 9:45 A.M.
Public Hearing: Room 106, County Office Building, 111 W. Chesapeake Ave., Towson, Maryland

BY ORDER OF
WILLIAM E. HAMMOND
ZONING COMMISSIONER
OF BALTIMORE COUNTY

MCKEE, DUVALL & ASSOCIATES, INC.

Engineering - Surveying - Real Estate Development

1717 YORK RD.

LUTHERVILLE, MARYLAND 21093

Telephone: (301) 752-4423

August 18, 1981

DESCRIPTION OF 2 ACRES OF LAND, MORE OR LESS
8th ELECTION DISTRICT
BALTIMORE COUNTY, MARYLAND

Beginning for the same at a point on the South side of Seminary Avenue said point being located 550 feet in a Westerly direction from the intersection of Seminary Avenue and Tally Ho Road and running the following 10 courses and distances, as now surveyed: South 46° 09' 07" West 1122.50 feet; thence South 84° 27' 57" East 15.80 feet; thence South 44° 09' 50" West 143.45 feet; thence South 43° 50' 53" East 157.39 feet; thence South 85° 13' 37" West 257.63 feet; thence North 88° 07' 25" West 120.33 feet; thence North 05° 32' 03" East 268.33 feet; thence South 84° 27' 57" East 312.03 feet; thence North 46° 09' 07" East 1124.29 feet; thence South 79° 09' 53" East 14.71 feet to the place of beginning. Containing 2.088 acres of land, more or less.

Being known as the improvements at 1301 W. Seminary Avenue.

Mr. William E. Hammond
Zoning Commissioner
Room 109, County Office Building
Towson, Maryland 21204

RE: Case No. 36870
Building Permit Application
No. 82-125-A
8th Election District

Dear Mr. Hammond:

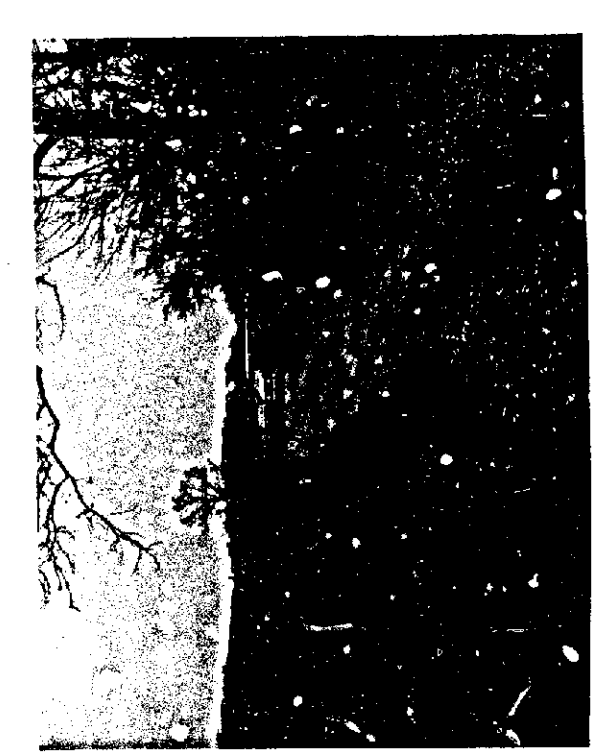
We, the undersigned, being the owner of the above mentioned property and the applicant for the above referenced building permit, do hereby acknowledge that we are fully aware of your Order being subject to a thirty (30) day appeal period, but wish to go ahead with the construction of improvements on the property prior to the expiration of said appeal period.

We hereby relieve our builder, Baltimore County Maryland and you from any liability or responsibility in this matter and agree to assume any and all financial responsibility for any consequences which might arise during the appeal period if an appeal is filed after construction has begun.

Very truly yours,

Richard F. Mulligan
8/26/81

James W. McKee
JAMES W. MCKEE
8/26/81



PETITION FOR VARIANCE
8th DISTRICT
ZONING: Petition for Variance from Section 400.1 of the Baltimore County Zoning Regulations to allow accessory structures in the front yard rather than required rear yard.
LOCATION: South side of Seminary Avenue, 550 ft. West of Tally Ho Road.
DATE & TIME: Thursday, November 19, 1981, at 9:45 A.M.
PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland.
The Zoning Commission of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the Petition for Variance to allow accessory structures in the front yard rather than required rear yard. The Zoning Regulation to be amended is as follows:
Section 400.1 - Location of Accessory Structures
All that parcel of land in the Eighth District of Baltimore County, beginning for the same at a point on the South side of Seminary Avenue and said point being located 550 feet in a Westerly direction from the intersection of Seminary Avenue and Tally Ho Road and running the following 10 courses and distances, as now surveyed: South 44° 09' 50" West 112.50 feet; thence South 44° 09' 50" West 14.45 feet; thence South 44° 09' 50" West 157.39 feet; thence South 80° 12' 27" West 251.43 feet; thence North 80° 12' 27" West 120.33 feet; thence North 80° 12' 27" West 268.33 feet; thence North 80° 12' 27" West 120.33 feet; thence North 80° 12' 27" West 120.33 feet; thence North 80° 12' 27" West 120.33 feet; thence North 80° 12' 27" West 120.33 feet to the place of beginning. Containing 2.088 acres of land, more or less.
Being known as the improvements at 1301 W. Seminary Avenue, as shown on plat plan filed with the Zoning Department. Hearing Date: Thursday, November 19, 1981, at 9:45 A.M.
Public Hearing: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland.
By Order of
WILLIAM E. HAMMOND,
Zoning Commissioner
of Baltimore County
Oct. 28

Petition for Variance
8th DISTRICT
ZONING: Petition for Variance from Section 400.1 of the Baltimore County Zoning Regulations to allow accessory structures in the front yard rather than required rear yard.
LOCATION: South side of Seminary Avenue, 550 ft. West of Tally Ho Road.
DATE & TIME: Thursday, November 19, 1981, at 9:45 A.M.
PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland.

Building, 111 W. Chesapeake Ave., Towson, Md.
The Zoning Commission of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the Petition for Variance to allow accessory structures in the front yard rather than required rear yard. The Zoning Regulation to be amended is as follows:
Section 400.1 - Location of Accessory Structures
All that parcel of land in the Eighth District of Baltimore County, beginning for the same at a point on the south side of Seminary Avenue and said point being located 550 feet in a Westerly direction from the intersection of Seminary Avenue and Tally Ho Road and running the following 10 courses and distances, as now surveyed: South 44° 09' 50" West 112.50 feet; thence South 44° 09' 50" West 14.45 feet; thence South 44° 09' 50" West 157.39 feet; thence South 80° 12' 27" West 251.43 feet; thence North 80° 12' 27" West 120.33 feet; thence North 80° 12' 27" West 268.33 feet; thence North 80° 12' 27" West 120.33 feet; thence North 80° 12' 27" West 120.33 feet; thence North 80° 12' 27" West 120.33 feet; thence North 80° 12' 27" West 120.33 feet to the place of beginning. Containing 2.088 acres of land, more or less.
Being known as the improvements at 1301 W. Seminary Avenue, as shown on plat plan filed with the Zoning Department. Hearing Date: Thursday, November 19, 1981, at 9:45 A.M.
Public Hearing: Room 106, County Office Building, 111 W. Chesapeake Ave., Towson, Md.
By Order of
WILLIAM E. HAMMOND,
Zoning Commissioner
of Baltimore County

CERTIFICATE OF PUBLICATION

TOWSON, MD., October 29, 1981.
THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., on the 29th day of October, 1981, the first publication appearing on the 29th day of October, 1981.

THE JEFFERSONIAN
L. L. Smith, Manager.

Cost of Advertisement, \$27.50

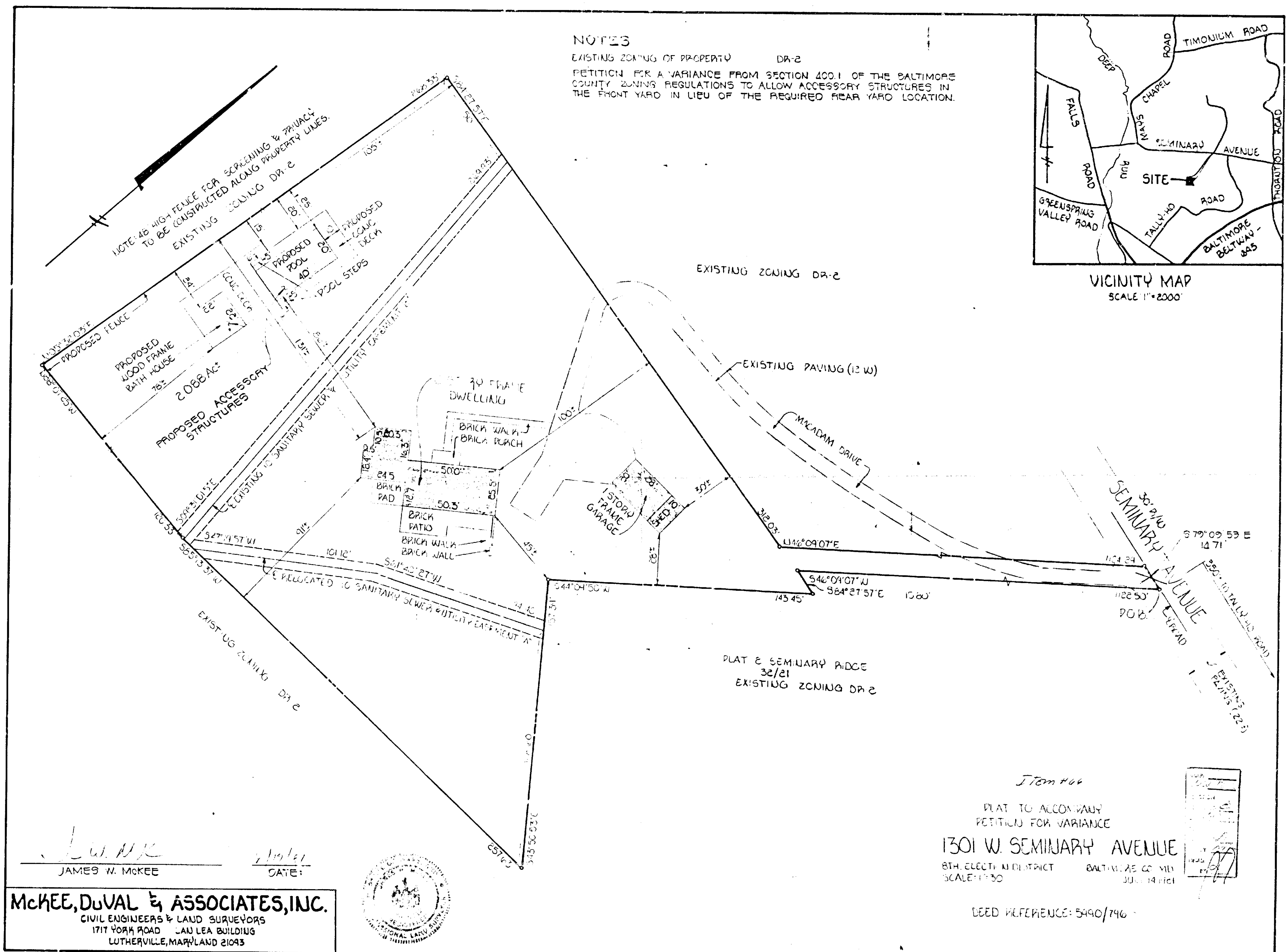
The Times

Middle River, Md., Oct 28 1981

This is to Certify, That the annexed was inserted in The Times, a newspaper printed and published in Baltimore County, once in each of 28 successive weeks before the 28th day of October, 1981.

Publisher.

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT
No. 101674
DATE: 10/16/81 ACCOUNT: 01-602
AMOUNT: \$25.00
RECEIVED FROM: Cook, Howard, Downes & Tracy
FOR: Filing Fee for Case #82-125-A (Mulligan)
VALIDATION OR SIGNATURE OF CASHIER: JAMES W. MCKEE



MCKEE, DUVAL & ASSOCIATES, INC.
CIVIL ENGINEERS & LAND SURVEYORS
1717 YORK ROAD - LAN LEA BUILDING
LUTHERVILLE, MARYLAND 21043

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT
No. 102642
DATE: 11/19/81 ACCOUNT: 01-602
AMOUNT: \$55.25
RECEIVED FROM: John B. Howard, Esquire
FOR: Posting & Advertising of Case #82-125-A (Mulligan)
VALIDATION OR SIGNATURE OF CASHIER: JAMES W. MCKEE

CERTIFICATE OF POSTING

ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 8th Date of Posting: 10-30-81
Posted for: VARIANCE
Petitioner: RICHARD F. MULLIGAN
Location of property: S.E. SEMINARY AVE. 550' W. OF TALLY HO ROAD
Location of Signs: S.E. SEMINARY AVE. APPROX. 520' WEST OF TALLY HO ROAD
Remarks: R.F. Mulligan
Posted by: R.F. Mulligan Signature Date of return: 11-6-81
Number of Signs: 1

PETITION MAPPING PROGRESS SHEET										
FUNCTION	Wall Map		Original		Duplicate		Tracing		200 Sheet	
	date	by	date	by	date	by	date	by	date	by
Descriptions checked and outline plotted on map										
Petition number added to outline										
Denied										
Granted by ZC, BA, CC, CA										
Reviewed by: <u> </u> Revised Plans: Change in outline or description <u> </u> Yes No										
Previous case: <u> </u> Map # <u> </u>										

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING
County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204
Your Petition has been received this _____ day of _____, 19 ____
Filing Fee \$ _____ Received: _____
Check _____
Cash _____
Other _____
Petitioner: Richard F. Mulligan Submitted by: William E. Hammond, Zoning Commissioner
Petitioner's Attorney: John Howard Reviewed by: John Howard
*This is not to be interpreted as acceptance of the Petition for assignment of a hearing date.

